

**CITY OF RICHMOND HILL PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 28, 2022**

**MEMBERS:** Billy Albritton, Lloyd "Triple" Cooper, Charles Blanks, Lavetris Singleton, Chris Raiford

**STAFF PRESENT:** Scott Allison, Randy Dykes, Amanda Styer

**CITY COUNCIL PRESENT:** None

**GUEST PRESENT:** Ray Pittman, Bill Cunningham, Andy Patel, Uresh Patel, Tom Havens, Michael Fell, Brian Felder

**1. Call to Order**

Chairman Albritton called the meeting to order at 7PM.

**2. Invocation**

Vice Chairman Cooper provided a brief invocation.

**3. Pledge of Allegiance**

Vice Chairman Cooper led the Pledge of Allegiance.

**4. Approval/Disapproval of the February 14, 2022 meeting minutes.**

Commissioner Blanks made a motion to approve the minutes of the meeting of February 14, 2022; motion seconded by Commissioner Raiford and carried by all.

**CONDITIONAL USE REVIEW:**

**1. Approval/Disapproval of the conditional use application submitted by Tovar's Pine Straw requesting to operate a pine straw business as a home occupation at 90 Blue Heron Drive.**

Assistant City Manager, Scott Allison, stated the applicant was not present for the meeting. He explained the location and stated there are specific conditions listed in the ordinance for home occupation. Mr. Allison explained the applicant wishes to store pine bales on a trailer at the home.

Commissioner Blanks asked if there is an HOA in the neighborhood this home is located in that would allow this. Mr. Allison responded the neighborhood does not have an HOA.

Commissioner Raiford stated the specific conditions listed in the UDO states no outdoor storage is allowed. He asked if a request like this is common. Mr. Allison replied no, it's not common. Commissioner Raiford stated he felt the request did not meet the requirements listed in the specific conditions. Commissioner Cooper agreed.

Commissioner Singleton asked if they could allow it and make a condition on the approval. Mr. Allison replied if you don't want to see pine straw stored there, then you could allow the business to operate there, but not allow the pine straw to be stored onsite.

Commissioner Cooper felt the way it is currently presented does not meet the intent of the ordinance.

**Commissioner Raiford made a motion to disapprove the conditional use application submitted by Tovar's Pine Straw requesting to operate a pine straw business as a home occupation at 90 Blue Heron Drive; motion seconded by Commissioner Cooper and carried by all.**

**2. Approval/Disapproval of the conditional use application submitted by Reliance 17 Inc. requesting to have a vehicle service station at 2986 Highway 17.**

Mr. Allison explained the location was the old A-1 Motel property. He stated the plat has been signed off by the mayor, but hasn't been recorded yet. Mr. Allison explained once the plat is recorded, they would meet the 100ft requirement and once that depth is there, they have stated they can meet the alcohol distance requirement. He ended by stating the applicant would have to submit a survey showing distance requirements can be met.

Commissioner Raiford asked if the applicant can meet all the specific conditions listed in the UDO and Mr. Allison replied yes.

Commissioner Raiford asked if this meets distance requirements from Bethel Baptist Church and Mr. Allison replied yes, the location that is close is the Montessori School.

**Commissioner Singleton made a motion to approve the conditional use application submitted by Reliance 17 Inc. requesting to have a vehicle service station at 2986 Highway 17; motion seconded by Commissioner Raiford and carried by all.**

**3. Approval/Disapproval of the conditional use application submitted by Reliance 17 Inc. requesting to have a planned shopping center at 2940 Highway 17.**

**Commissioner Blanks made a motion to approve the conditional use application submitted by Reliance 17 Inc. requesting to have a planned shopping center at 2940 Highway 17; motion seconded by Commissioner Cooper and carried by all.**

**PLAN REVIEW:**

**1. Approval/Disapproval of the site plan for the Thurston Ford, LLC Office to be located on Ford Way, map and parcel number 0545-104.**

Mr. Allison explained this is at the main entrance of The Ford Field & River Club on the left side. This has been reviewed by staff and meets all ordinance required. ARB has recommended approval of the site plan. They are relocating their headquarters there.

Commissioner Cooper stated he assumes their architecture will be designed to look good there.

**Commissioner Cooper made a motion to approve; motion seconded by Commissioner Blanks and carried by all.**

**RECOMMENDATION TO CITY COUNCIL:**

**1. Recommendation for approval/disapproval of the preliminary plat submitted by Raydient Places for Phase 1B Residential, located off Belfast Keller Road and Great Ogeechee Parkway, a portion of map and parcel number 049-003.**

Allison explained the board already approved Phase 1A and this is further down past that. Same dimensions as Phase 1A. Meets all subdivision ordinance requirements.

**Commissioner Raiford made a motion to recommend approval; motion seconded by Commissioner Singleton and carried by all.**

**2. Recommendation for approval/disapproval of the preliminary plat submitted by Coleman Company, Inc. for the subdivision of Lot 2 Hudspeth Property, located on Frances Meeks Way, map and parcel 0532-128-04.**

Mr. Allison explained there is one large parcel before the bus barn on the right of Frances Meeks Way. He stated they are asking to split that parcel into three separate lots to help market it better. Mr. Allison explained it meets the requirements of our subdivision ordinance.

Commissioner Singleton asked if the property is zoned commercial and Mr. Allison replied yes.

**Commissioner Blanks made a motion to recommend approval of the preliminary plat submitted by Coleman Company, Inc. for the subdivision of Lot 2 Hudspeth Property, located on Frances Meeks Way; motion seconded by Commissioner Cooper and carried by all.**

Mr. Allison stated future plans for a joint workshop with City Council are being worked on. He explained potential dates will be forthcoming.

**Commissioner Singleton made a motion to close the meeting; motion seconded by Commissioner Blanks and carried by all.**

With nothing further, the meeting closed at 7:29 pm.

Respectively submitted by,

A handwritten signature in black ink, appearing to read 'Amanda Styer', with a long horizontal flourish extending to the right.

Amanda Styer  
Zoning Administrator